



Embassy Court Kings Road, Brighton BN1 2PY

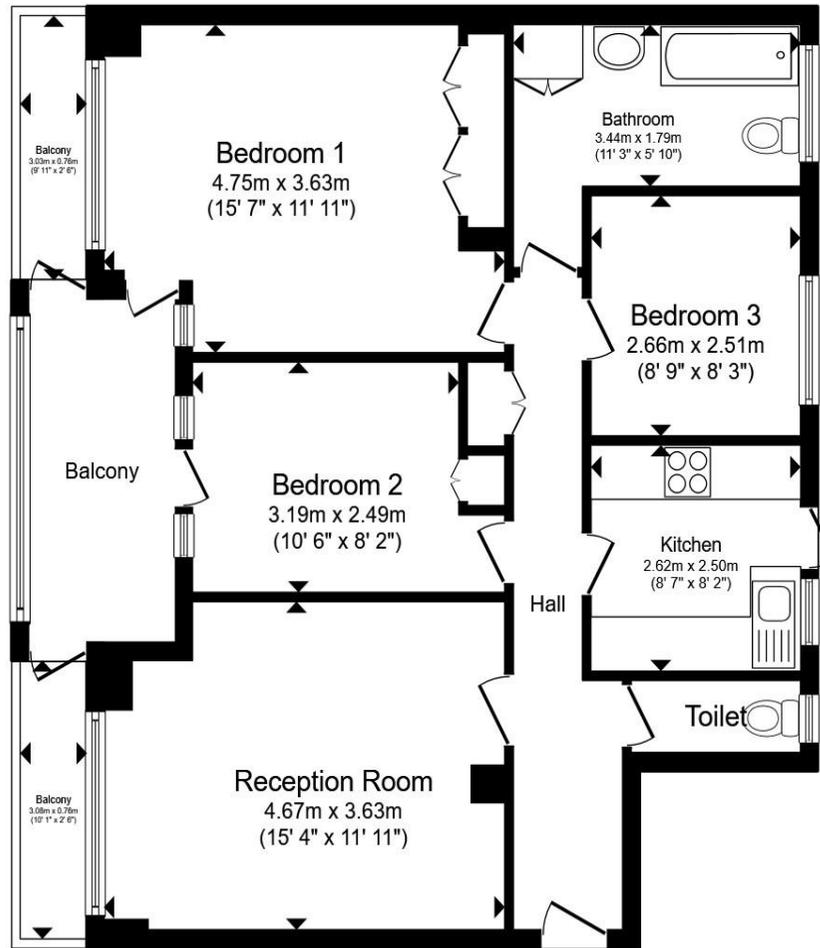
*A spacious seventh floor apartment with stunning sea views, three bedrooms, modern kitchen and bathroom, wood-effect flooring and a clean contemporary decor, in an iconic Grade II * Listed seafront building*

welcome to

Embassy Court Kings Road, Brighton

A spacious three bedroom apartment in an exceptional elevated position forming part of this iconic Grade II* listed Art Deco building, regarded as one of the finest examples of pre-war modernist architecture in the UK. A generous sitting room opens onto two east-facing balconies with spectacular panoramic views across Brighton & the West Pier. The apartment also offers a modern kitchen, two well-proportioned double bedrooms, a versatile third bedroom, and a contemporary bathroom.





Total floor area 74.8 m² (805 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



In addition to the private accommodation and balcony, there is a large communal roof terrace for the exclusive use of residents which can be booked in advance for private functions. Occupying a prominent position on Brighton seafront within easy reach of a huge variety of bars, restaurants, cafes, attractions, outdoor performances and everything else that the world famous seafront City has to offer.

welcome to

Embassy Court Kings Road, Brighton

- Spectacular sea views
- Two balconies
- Three bedrooms
- Views over Brighton City centre
- Grade II* listed
- No onward chain
- Potential to purchase garage separately
- Share of freehold

Tenure: Leasehold EPC Rating: C Council Tax Band: D Service Charge: 12060 Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Nov 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BHF114518



Property Ref:
BHF114518 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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